

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

STATEMENT OF APPLICATION

Prepared by John McDonough, LA, PP, AICP

Applicant: 745-747 Broadway LLC
745-747 Broadway
Bayonne, NJ 07002

Owner: 745-747 Broadway LLC
745-747 Broadway
Bayonne, NJ 07002

Property: Block 139 Lots 18 and 19
745-747 Broadway
City of Bayonne
Hudson County, NJ

Zone: CBD Central Business District (Broadway Corridor)

Existing Conditions

The subject site consists of two tax lots (Block 139 Lots 18 and 19) that front on Broadway between 33rd and 34th Street. The lots have been vacant since a fire destroyed two mixed-use buildings in January 2016. The current site condition contrasts with the Master Plan vision for a vibrant and active Broadway corridor.

The street address is 745-747 Broadway. The site has a rectangular shape and is approximately 5,884.5 square feet (50 feet wide by 117.5 feet deep). The surroundings consist of downtown type uses on Broadway and detached dwellings on 33rd and 34th Streets. Maps and photographs are attached.

Proposed Conditions

The applicant, 745-747 Broadway LLC, proposes to construct a new 6-story building that will deliver 27 dwelling units (21 studios and 6 two-bedroom units) over retail space on Broadway (approximately 1,484 square feet). The building will feature interior amenity space, private terraces, and a common roof deck.

The building exterior will be clad in red brick with light grey and rust colored stucco accents and painted clad wood casement windows. The street level façade will be clad with dark brown and dark black metal panels. Streetscape improvements are also proposed, including new landscaping, lighting, and pavement.

Zoning Considerations

The site is in the CBD Central Business District (Broadway Corridor) where the use is permitted (dwelling units over street level commercial). The CBD zone boundary extends from 17th Street to 40th Street. The 2018 Master Plan recognizes the CBD as an important economic engine of the community and encourages its revitalization.

The application seeks preliminary and final site plan approval and the following zoning relief:

- “c” relief for building height, where 55 feet is the maximum permitted and 60.16 feet is proposed
- “c” relief for number of stories, where 5 is the maximum permitted and 6 is proposed
- “c” relief for lot coverage, where 70% is the maximum permitted and 80% is proposed.
- “c” relief for off-street parking, where a minimum of 1 space per unit is required and none are proposed.

Planning Justifications for “c” Relief

All “c” relief is justified pursuant to the “flexible c” balancing test at N.J.S.A. 40:55D-70.c.(2) and Pullen v. Tp. of South Plainfield, 291 N.J. Super. 1, 8 (App. Div. 1996), where the benefits of the application as a whole substantially outweigh any detriments. The project benefits are as follows:

1. The project will promote the Master Plan vision for the revitalization of Broadway, which is a primary planning objective for the city. The Master Plan seeks to focus activity and redevelopment in the City’s major economic centers including Broadway. The Master Plan seeks to prevent physical and economic decline of Broadway and to strengthen the CBD with new catalyst development.
2. The project will promote the Master Plan objective to concentrate development around the city’s transit hubs. The Master Plan envisions “station area plans” around the city’s light rail stations. The 34th Street light rail station is less than 1,000 feet from site. The area is pedestrian-friendly, and the light rail station is easily walkable from the site.
3. The project promotes new housing stock, compact development, economy of scale, and a contemporary living environment that meets today’s more stringent building code requirements. The project advances the planning goal to provide for a variety and diversity of housing options according to the needs of all New Jersey citizens.
4. The project promotes efficient land use by putting vacant, underutilized land back into productive use. New development will generate a consumer population to support the local businesses on Broadway and increase demand, consistent with the Master Plan goal to strengthen the CBD. Redevelopment will reverse the ongoing site stagnation which is non-contributing to the Broadway corridor.
5. The project will improve the site aesthetic with an attractive building that will add value and quality to the Broadway corridor and fill a void in the CBD. The building height is in line with the Master Plan recommendations for building heights of 4 to 6 stories for non-catalyst projects on Broadway and 8-10 stories for catalyst projects on Broadway, and with new development on the corridor.
6. All the above promote fundamental purposes of zoning at N.J.S.A. 40:55D-2, especially purpose (a) the promotion of the general welfare, purpose (e) promotion of appropriate population densities, purpose (g) promotion of a variety of land uses, purpose (i) promotion of a desirable visual

environment, and purpose (m) efficient use of land. All “c” relief is necessary to effectuate a beneficial project and the community benefits cited above.

The statutory negative criteria for height relief are satisfied because the relief can be granted without substantial detriment to the public and without substantial impairment to the zone plan. The additional height of 5.16 feet will not violate any planning purposes for height control: the added height will not block any scenic views, will not create any adverse shadow effects, and will not result in an obtrusive or imposing structure.

Relief for the number of stories is interrelated to height relief and justified for the same reasons. The relief relates to only one additional story, which adds to the value and quality of the development and will be visually unperceivable as nonconforming based on the site’s context and zoning. The additional story will not create an obtrusive or imposing structure on Broadway.

Relief for lot coverage is justified as an improvement over the existing condition. Currently the site is completely paved over and devoid of vegetation. The project has been designed to add green space to the site and create an open area in the rear yard and a soft edge along the front of the building. The reduction in lot coverage improves the site’s integration with the neighborhood.

Relief for parking supply is justified by the walkable, transit-rich nature of the area, which will lessen or eliminate the reliance on the automobile. There is also an element of hardship in achieving parking onsite, since the ordinance does not permit a curb cut on Broadway. This creates a practical difficulty in achieving parking compliance, since the curb cut restriction prevents any means of accessing onsite parking.

Conclusion

The project represents a significant and positive investment in a visually prominent site on Broadway. New investment will advance the Master Plan goal for revitalization of Broadway. The relief sought will have minimal if any negative effects. The statutory criteria for granting all relief are met, and approval is warranted.

Site Maps



Figure 1 ~ Tax Parcel Map (source: Bayonne GIS)



Figure 2 ~ Aerial Photograph (source: Bayonne GIS)

Site Photographs



Figure 3 ~ Bird's eye view of subject site (source: Google)



Figure 4 ~ Street view of subject site (source: Google, image capture Nov 2020)